

Notice of Public Hearing



Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

Project Name: Jazz Run Preliminary Plat

Time: Tuesday, April 28, 2015, 10:00 AM

**Place: Eagle Room, City Hall
130 E. Sunset Way**

By: City of Issaquah Hearing Examiner

PROJECT INFORMATION

File Number(s): PP14-00003

Project Description: Preliminary plat application to subdivide a 6.2 acre site into 19 lots for construction of single family residences. Lot sizes range between 4,661 and 6,549 square feet. The proposal includes a .46 acre stormwater/utility tract (Tract A) and a 2.4 acre wetland/open space tract (Tract B). There are currently 2 single family residences on the site which would be removed for the proposed development. There is a 1.76 acre Category 2 wetland on the south portion of the site. The proposal is to reduce the 75-foot wetland buffer by 25% (to 56.25 feet) with planting enhancement of the reduced buffer and enhancement in part of the wetland area. Access to the proposed lots is from a new public street off SE 48th Street. (see attached)

Project Location: 23023, 23121, 23131 SE 48th Street (See Map)

Size of Subject Area in Acres: 6.2

Applicant: Darren Ludwigsen, Summit Homes of Washington LLC, 16000 Christensen Road, Suite 303, Tukwila, WA. 98188

Process Type: Level 4

Required Permits: SEPA, Preliminary Plat, Final Plat

Required Permits, Not Part of this Application: Site Work Permit, Building Permits

Required Studies: Wetlands, Geotechnical, Tree Plan, Stormwater Report

Existing Environmental Documents Relevant to this Application: Environmental Checklist, Geotechnical, Wetlands

PUBLIC HEARING INFORMATION

The application is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. An appointment with the Project Planner is suggested.

Comments will be accepted up to and during the Public Hearing. Written comments should be directed to:

Peter Rosen, Senior Environmental Planner
Development Services Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

Notice is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

REGULATORY INFORMATION

Zoning: Single Family Small Lot (SF-SL)

Comprehensive Plan Designation: Low Density Residential

Consistent With Comprehensive Plan: Yes

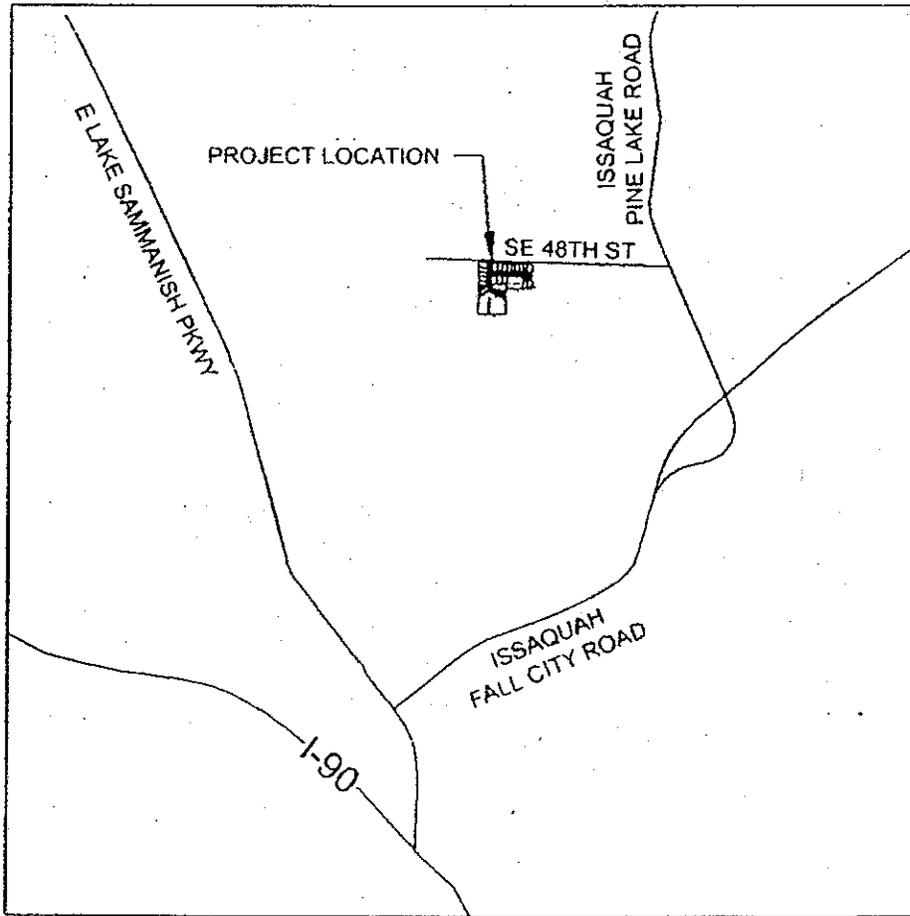
Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:

Comprehensive Plan, Land Use Code: Title 18 of Issaquah Municipal Code (Online at: issaquahwa.gov/codes_and_plans)

CITY CONTACT INFORMATION

Project Planner: Peter Rosen
Phone Number: 425-837-3094
E-Mail: peterr@Issaquahwa.gov

Development Services Department:
Phone Number: 425-837-3080
E-Mail: DSD@Issaquahwa.gov



VICINITY MAP



These Plans are prepared by Mead & Hunt, Inc. for the City of Issaquah, Washington. The City of Issaquah is responsible for the accuracy of the information provided on these plans. Mead & Hunt, Inc. is not responsible for the accuracy of the information provided on these plans. The City of Issaquah is responsible for the accuracy of the information provided on these plans. Mead & Hunt, Inc. is not responsible for the accuracy of the information provided on these plans.

**SUMMIT HOMES
 JAZZ RUN
 PRELIMINARY SUBDIVISION**
 CITY OF ISSAQUAH, WASHINGTON

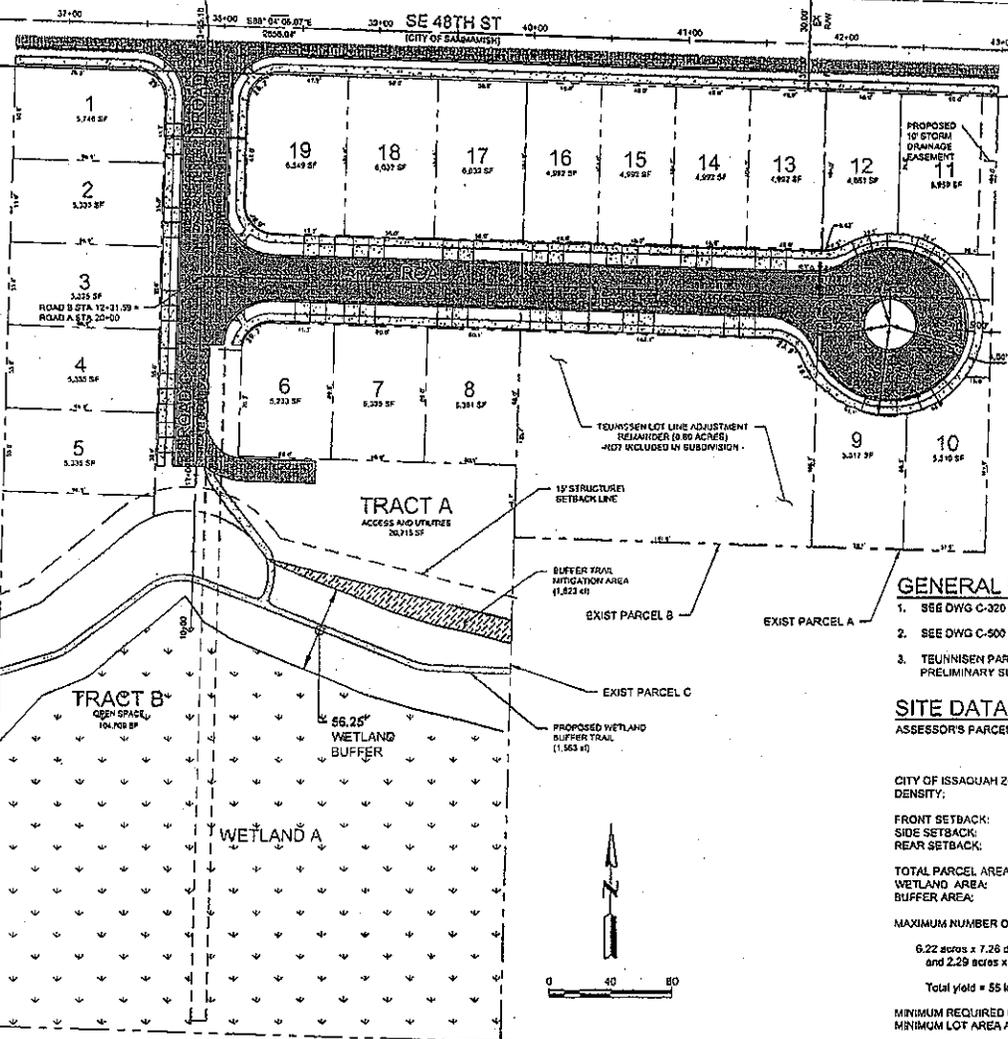
S-T-R 22-24-N-08E SE

BEGIN ALIGNMENT SE 48TH STREET SE STA. 20+00.00 MONUMENT IN ROADWAY

SE 48TH ST STA 37+39.43 ROAD B STA 13+63.19

231ST AVE SE

END ALIGNMENT SE 48TH STREET SE STA. 58+36.07 MONUMENT IN ROADWAY



LEGAL DESCRIPTIONS

PARCEL A - TAX LOT 222408-0048
 THE WEST 150 FEET OF THE EAST 140 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
 EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR THE ROAD PURPOSES, BY DEED RECORDED UNDER RECORDING NUMBER 2440231;
 (ALSO KNOWN AS LOT A OF KING COUNTY UNRECORDED LOT LINE ADJUSTMENT NUMBER 8909242, APPROVED SEPTEMBER 10, 1990).

PARCEL B - TAX LOT 222408-0126
 THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON;
 EXCEPT THE EAST 140 FEET THEREOF; AND
 EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR ROAD PURPOSES, BY DEED RECORDED UNDER RECORDING NUMBER 2440231;
 (ALSO KNOWN AS LOT B OF KING COUNTY UNRECORDED LOT LINE ADJUSTMENT 8909242, APPROVED SEPTEMBER 10, 1990)

PARCEL C - TAX LOT 222408-0089
 THE EAST 330 FEET OF THE WEST THREE-QUARTERS OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON;
 EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR SE 48TH STREET BY DEED RECORDED UNDER RECORDING NUMBER 2440232.

BENCHMARK AND DATUM

DATUM:
 NAVD83

BENCHMARK:
 3" CONCRETE MONUMENT WITH LEAD PLUG IN A STANDARD CASE, 1.51 FEET BELOW GRADE, LOCATED ON IN THE CENTERLINE OF S.E. 48TH STREET, 250' WEST OF ISSAQUAH PINE LAKE ROAD, ON THE PROJECTED LINE OF THE NORTH-SOUTH WIRE FENCE LINE THAT IS LOCATED ON THE SOUTH SIDE OF S.E. 48TH STREET AND EAST OF A GRAVEL DRIVEWAY.
 ELEVATION: 397.506 FEET

GENERAL NOTES

1. SEE DWG C-320 FOR ROAD SECTIONS.
2. SEE DWG C-500 FOR SE 48TH STREET ROAD IMPROVEMENTS.
3. TEUNNISSEN PARCEL LOT LINE ADJUSTMENT TO BE PERFORMED CONCURRENTLY WITH PRELIMINARY SUBDIVISION.

SITE DATA

ASSESSOR'S PARCEL NUMBER:	222406-9090 (4.75 ACRES)
	222406-9126 (1.32 ACRES - 0.72 ACRES AFTER (LL))
	222406-9048 (0.75 ACRES)
CITY OF ISSAQUAH ZONING:	SF/SL LOT
DENSITY:	7.26 DU/ACRE
FRONT SETBACK:	10 FT
SIDE SETBACK:	6 FT
REAR SETBACK:	20 FT
TOTAL PARCEL AREA:	6.22 ACRES
WETLAND AREA:	1.76 ACRES
BUFFER AREA:	0.53 ACRES
MAXIMUM NUMBER OF LOTS:	55
6.22 acres x 7.26 du/acre = 45	
and 2.29 acres x 7.26 du/acre x 0.6 (80% density credit) = 10	
Total yield = 55 lots	
MINIMUM REQUIRED LOT AREA =	6,000 SF x 19 = 2.62 ACRES
MINIMUM LOT AREA ALLOWED =	2,82 ACRES - 1.76 ACRES (WETLAND AREA)
	0.86 ACRES
LOT AREA PROVIDED =	2.35 ACRES (TOTAL OF 19 PROPOSED LOTS)

SE 48TH STREET RW: CITY OF SAMMAMISH (LOCAL ACCESS ROAD)
 SEWER AND WATER: SAMMAMISH PLATEAU SEWER AND WATER DISTRICT

NOT FOR CONSTRUCTION

DATE: 4/27/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

SUBDIVISION LAYOUT

C-200